

2017 086449

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 DEC 20 AM 10:13

MICHAEL B. BROWN
RECORDER

EASEMENT DECLARATION

7

This Declaration of Easement is made this 12TH day of December, 2017, by Jose A. Roldan.

Recitals:

1. Roldan is the owner of a parcel of real estate commonly known as 3902 Euclid Avenue, East Chicago, Indiana, and more particularly described as follows:

LOT 44, IN BLOCK 15, IN FOURTH ADDITION TO INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

2. Roldan is also the owner of a parcel of real estate commonly known as 3904 Euclid Avenue, East Chicago, Indiana, and more particularly described as follows:

LOT 43, IN BLOCK 15, IN FOURTH ADDITION TO INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

3. That attached hereto and made a part hereof is a Surveyor Location Report prepared by Russell Waid Dillon which reflects an encroachment by the Southeast building corner of Lot 44 by approximately 1.5 feet onto Lot 43.

4. That Roldan desires to have an easement for the benefit of Lot 44 which will run with the land so that Lot 43 shall allow an easement for the encroachment as set forth on said Surveyor Location Report, and allowing the owners, any tenants, guests, or invitees access to the stairwell that is encroaching onto Lot 43.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein Roldan declares an easement as follows:

1. There shall be a permanent easement over and upon the North 1.5 feet of Lot 43 as set forth on the Surveyor Location Report, attached hereto and made a part hereof, for the

NORTHWEST INDIANA TITLE
162 WASHINGTON STREET
LOWELL, IN 46356

FILED

219-696-0100

23214

43690

DEC 18 2017

AMOUNT \$ 25.00
 CASH _____ CHARGE _____
 CHECK # 4152
 OVERAGE _____
 COPY _____
 NON-COM _____
 CLERK [Signature]

use of Lot 44, its successors and/or assigns and to run with the land allowing the owner of said Lot 44, their tenants, guests, and invitees to have access to the stairwell encroaching upon Lot 43 and for the continued use and maintenance of said encroachment over and upon Lot 43.

2. The owner of Lot 44 agrees not to impede or in any way interfere with the use and maintenance of said encroachment and in the event there is any damage done or repairs necessitated for said encroachment that the owner of Lot 44 shall be responsible to repair any damage due to said encroachment.
3. This agreement is binding upon all parties hereto their successors, heirs, personal representatives, and assigns and shall run with the land.

IN WITNESS WHEREOF, the Grantor above has executed this document this 12TH day of December, 2017.

Jose A. Roldan

Jose A. Roldan

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Subscribed and sworn to before me, a Notary Public, this 12TH day of December, 2017, personally appeared the undersigned: Jose A. Roldan, and acknowledged the execution of the above and foregoing instrument as his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and sealed this 12TH day of December, 2017.

Notary Public RICHARD A ZUNICA

My Commission expires:
County of residence:

I affirm under the penalties for perjury that I have taken reasonable care to redact each social security number in this document unless required by law.
RICHARD A. ZUNICA

This Instrument Prepared By: Richard A. Zunica, Attorney at Law, 162 Washington St., Lowell, IN 46356, 219-696-0100; File No. 17-23214/rl

RICHARD A. ZUNICA
NOTARY PUBLIC
SEAL
Porter County, State of Indiana
My Commission Expires August 31, 2022